

GLOUCESTER HOUSE



ORCHARD CLOSE | SCRAPTOFT | LEICESTER



All images shown are for illustration purposes only. Brick and tile colours, window and door styles and external treatments including landscaping may vary from plot to plot. This brochure is for guidance only and not intended to form part of any contract.

- Highly sustainable, luxury home with Eco Homes 'Very Good' Rating
- Finest quality double glazed, timber sliding sash windows
- Underfloor heating to both floors, excellent levels of insulation and energy saving devices
- Purchase 'off plan' and benefit from our 'Personalisation Service'
- Choice of Manhattan fully fitted kitchens with granite worktops.
- Choice of Porcelanosa tiles.
- Bosch Stainless steel range cooker and appliances.
- French doors from breakfast room, dining room and living room to rear garden
- Large private rear garden, private driveway and double garage

Five Oak Homes are committed to creating responsible sustainable developments, making best use of brownfield and previously developed land to meet the increasing demand for new homes, ensuring that open countryside and important green spaces are preserved.

On all our projects we work closely with specialist ecologists to ensure that the existing environment and habitats are protected. At all stages of our schemes we are continually working to ensure that best environmental practices are implemented, ensuring minimal waste and consumption along with rigorous recycling policies.

All Five Oak Homes are designed to be highly sustainable and come with an EcoHomes 'Very Good' rating, which offers costs savings for the life of your new home and benefits the environment.

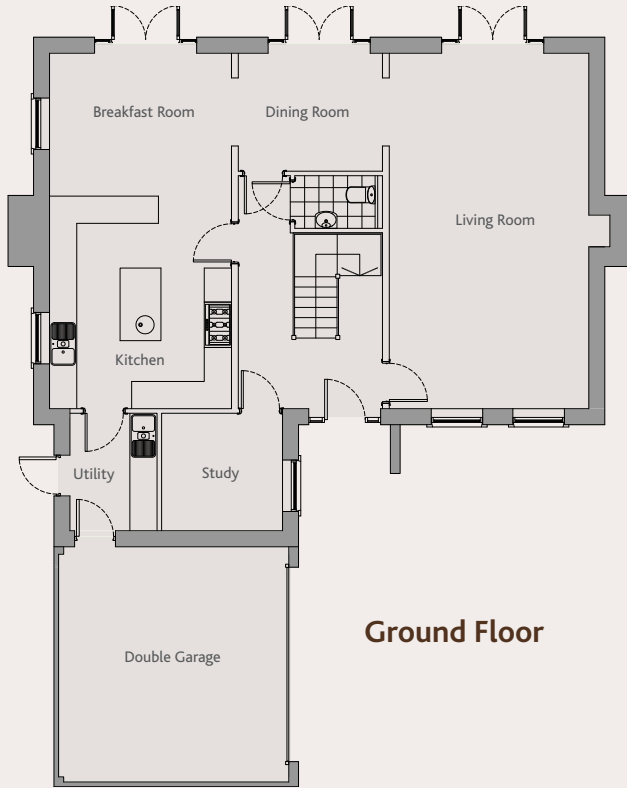


Become a privileged customer

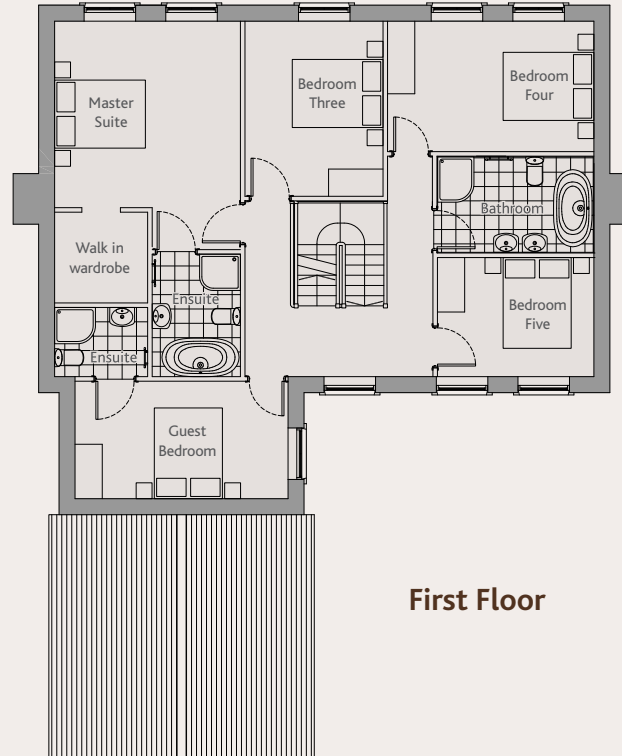
Purchase off plan now and Five Oak Homes will pay the Stamp duty and Legal Fees on your new home. You can also benefit from our 'Personalisation Service' to tailor your new home to suit your exact requirements, for further details please speak to one of our sales advisors

Images taken from a previous development by Five Oak Homes

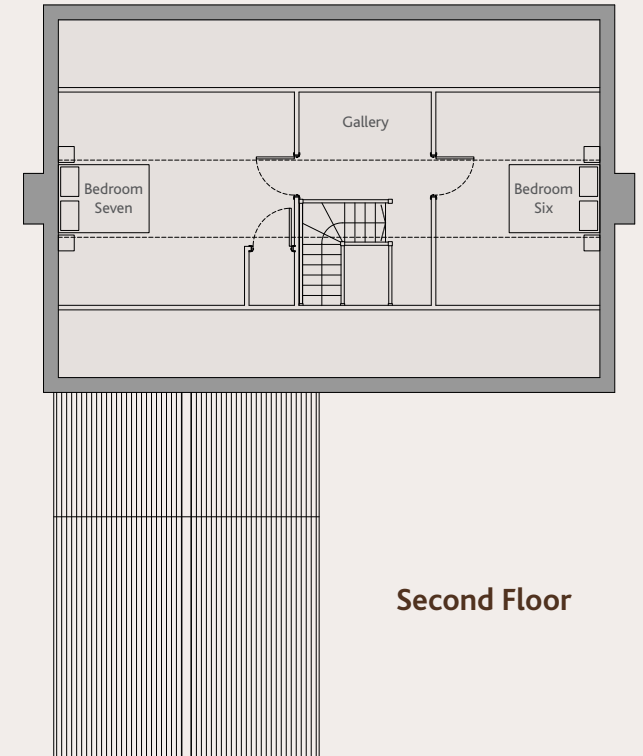
GLOUCESTER HOUSE



Ground Floor



First Floor



Second Floor

	Meters	Feet/Inches
Reception	3.9 x 3.3	12'8" x 10'8"
Living Room	7.8 x 4.4	25'6" x 14'4"
Dining Room	3.2 x 2.6	10'5" x 8'5"
Kitchen and breakfast room	7.8 x 4.0	25'6" x 13'1"
Utility room	2.6 x 1.9	8'5" x 6'2"
Cloakroom	1.7 x 1.2	5'6" x 3'9"
Study	2.6 x 2.6	8'5" x 5'5"

	Meters	Feet/Inches
Master Suite	4.9 x 4.0	16' x 13'1"
Dressing room	2.0 x 2.0	6'6" x 6'6"
Ensuite Bathroom	2.7 x 1.9	8'9" x 6'2"
Guest Bedroom	4.7 x 2.6	15'4" x 8'5"
Guest En suite shower room	2.0 x 1.6	6'6" x 5'2"
Bedroom three	3.8 x 3.0	12'4" x 9'8"
Bedroom four	4.6 x 2.9	15'1" x 9'5"
Bedroom five	3.5 x 2.6	11'5" x 8'5"

	Meters	Feet/Inches
Bedroom Six	4.7 x 3.7	15'4" x 12'2"
Bedroom Seven	5.7 x 4.7	18'6" x 15'4"

SPECIFICATIONS

Gloucester House is an exceptionally spacious Georgian style home incorporating three reception rooms, seven double bedrooms, two ensembles, family bathroom, study, large private garden, driveway and double garage. The home is located on the edge of rural Leicestershire just 4 miles from the City Centre.

Gloucester House features the finest quality double glazed, timber sliding sash windows to offer a traditional image and excellent performance. The home benefits from double glazed French doors leading onto the garden from the breakfast room, dining room and living room. The windows and doors incorporate feature stonework to create a distinctive high quality style.

All Five Oak Homes have high levels of insulation throughout the dwelling to offer excellent thermal performance and minimal running costs.

The large rear gardens come turfed with stone paving to footpaths and patios. For your convenience an external tap is provided outside the kitchen.

All homes come with a secure shed with room for bicycles and general storage.

The master suite has a full ensuite bathroom, with bath and separate shower along with a large walk in wardrobe.

A guest bedroom is provided with ensuite shower room to allow any guests their own private area. Bedrooms three, four, five, six and seven are designed to accommodate double beds with plenty of space for large wardrobes.

The large family bathroom includes free standing bath and separate shower.

Kitchen

Gloucester House benefits from a large fully fitted designer kitchen with central island and breakfast bar. Granite worktops are fitted with designer stainless steel sinks with Bristan mixer taps. The fully fitted kitchens includes a Bosch stainless steel range cooker, Bosch designer extractor hood and built in Bosch double fridge freezer.

Within the adjoining utility room a Bosch washing machine and separate drier are provided. All the standard fitted appliances are A or A* rated for energy efficiency to offer excellent performance with minimal annual running costs.

A choice of Porcelanosa ceramic wall and floor tiles is available from our extensive range.

Contemporary chrome sockets, switches and fittings are provided throughout the home.

Bathroom and En Suite

The homes comes with designer Roca sanitary ware to all bathrooms, en suites and cloakrooms with Bristan chrome taps and shower mixers. All our bathrooms come fitted with water saving devices which allow excellent performance with minimal water consumption.

A choice from our range of Porcelanosa ceramic tiles is available. Full height tiling is provided around the showers, with half height tiling to other walls. Please ask your Sales Advisor for details.

Joinery and doors

The main reception area incorporates a luxurious oak staircase. Six panel oak doors, architraves and skirting boards continue the distinctive interior feel. All internal doors are finished with polished chrome door handles and hinges.

Electrical

As part of the sustainable specification all homes contain 75% low energy usage lighting which benefit the environment and offer minimal annual running costs for your new home. These include flush fitted down lighters to kitchens, cloakrooms, bathrooms and en suites. TV points are provided within all rooms.

Within the ground floor study dedicated telephone points and sockets enable you the flexibility to work from home.

External lights are provided to the front and rear of each home which come with daylight sensors as standard.

Central heating

Gloucester House comes complete with under floor heating throughout the home along with a Viessmann boiler. The system has been designed to be exceptionally environmentally friendly, offering all the comfort you will need with minimal annual running costs.

Fireplaces

A choice of fireplace surrounds including gas fires from a selected range are available. Please speak to your sales advisor for details.

Home Security

The home is prepared ready to accept an alarm system from your chosen company. The doors and windows come fitted with security locks to the latest NHBC standards, including multi point locks and security hinges.

The timber gates to all gardens are fitted with Suffolk latches as well as two coach bolts.

Peace of Mind

To offer complete peace of mind, your new home comes with an NHBC 10 year 'Buildmark' warranty as standard. Each home is thoroughly inspected throughout its construction and before being handed over. A new home guide is provided which each home which offers advice on the best way to look after your new home.

Disclaimer

Please note that all stated dimensions are subject to tolerances, we would advise not to order carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measurement in your reserved plot. All specifications are correct at present, however Five Oak Homes reserve the right to amend these if necessary.

Personalisation service

In addition to the comprehensive luxury specification detailed with each dwelling, Five Oak Homes are able to tailor the internal finish to enable you to create your ideal new home. Please discuss your individual requirements with your Sales Advisor who, subject to the stage of build, will be able to assist with the personalisation service.

LOCATION

Transport

Scraptoft is located 4 miles from the city of Leicester, just off the A47. There are excellent connections to the rest of the country with easy access to the M69, M1, A1 and M6.

The development is within 30 minutes of East Midlands Airport allowing convenient flights to Europe.

There are buses every 15 minutes which run to the city centre and the City Station is just four miles from The Orchards with journey times to London St Pancras just 90 minutes; Birmingham 60 minutes, Nottingham 45 minutes and Derby 30 minutes.

Lifestyle

Scraptoft is set within Leicestershire and Rutland's rural landscape of small towns and open countryside.

The village of Scraptoft offers a convenient local supermarket, post office, doctors and dental surgeries along with several local pubs, all within walking distance of The Orchards.

Within the surrounding area there are a number of market towns such as Bushby, Oakham, Uppingham and Market Harborough, with exclusive restaurants, shops, farmers markets and village pubs.

Local family attractions in the area include the award winning Wistow Maze, Halstead House Farm and gardens, Foxton Locks and museum, the Abbey Pumping Station, National Space museum and many more.

Abbey park and Watermead Country park are wildlife havens closely located to The Orchards.

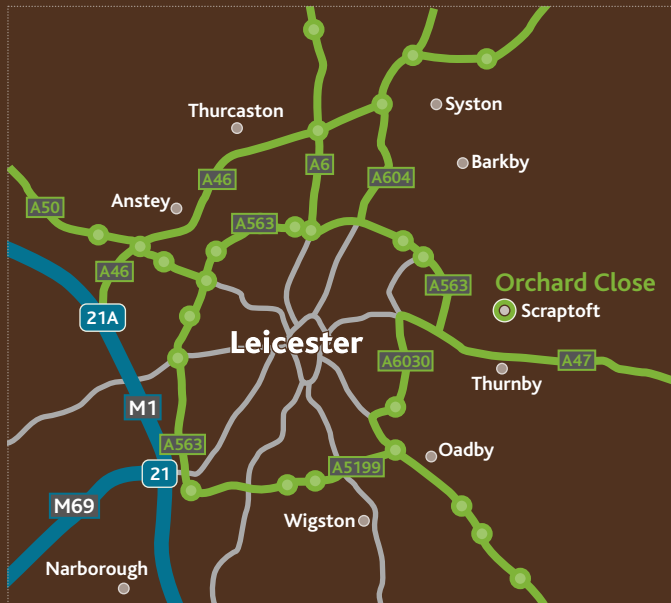
Leicester city centre offers shopping, theatre and dining.

Scraptoft Golf Course located just minutes from The Orchards offers a parkland course set in the beautiful east Leicestershire countryside.

Investment

Scraptoft is located four miles east of Leicester. The city is currently undergoing a £3 billion regeneration. There are a number of major blue chip companies established in the city, including HSBC, Alliance and Leicester, Walmart and Next.

Leicester has a wide range of industries including new technology, healthcare and biotechnology, financial services, engineering and food and drink.



To find out more information about this development please contact a member of our sales team on:

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